

Dear Catriona,

As residents of 156A Victor road, we are writing to you to express our concerns with the development application currently submitted by our neighbours directly east of us at 157 Victor road Dee Why DA2019/1179). Our reasons are set out below for your consideration.

This application violates the height limit LEP set by Northern beaches council by approximately 5.5m at the northern end of their property. This breach of height limit will completely obstruct the easterly aspect views we currently enjoy from our principal living area, kitchen, and dining area of the Dee Why lagoon and the ocean (including breaking waves). This development will not only impact the views enjoyed by us, but at least two other properties adjacent to us (156B and 154); thus we believe this development is not considering the view sharing planning principle as established in *Tenacity v Warringah*. We would like to note that Chapman planning have not considered the significant view loss from our property when preparing the Statement of Environmental Effects – we believe this to be just as significant, if not more, than that lost at 154 Victor Rd.

We are also concerned that this addition will look out of place with the neighbouring properties. Both adjoining properties and many others on the eastern side of Victor Road are single story at street level and extend eastwards, making full benefit of their sloping property and eastern aspect without impacting the street-scape. As you are aware, our own Development Application was recently approved – during the entire process we considered the views, sunlight, and privacy of all our neighbours (making significant changes to our original plans – even though our original plans complied with council regulations). Thus, we designed an addition that complied with height, envelope, and set back controls. We believe that the applicants of this development application have not explored all their options for extending their current dwelling, options that will comply with councils LEPs and maintain the streetscape.

While we understand that the applicants have placed numerous applications for their proposal, we don't think that they have addressed any of our previous concerns. Happy to discuss any of these concerns with you in more detail.

Kind regards,

Jessica Stolp and Kim Cheng

Owners and residents of 156A Victor road Narrabeena.